

# \$474,900 - 3007 Windsong Boulevard Sw, Airdrie

MLS® #A2191439

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

NO CONDO FEES!!! Immaculate 2 storey with DOUBLE ATTACHED GARAGE off a paved alley!!! THIS HOME BOAST 3 BEDROOMS PLUS A BONUS LOFT AREA ON THE UPPER FLOOR. 2.5 Bathrooms!! Primary bedroom features a walk in closet and 4-piece ensuite. The 2 additional upper bedrooms share an additional 4-piece bathroom. Large upper loft area offers a huge west facing balcony!!! Main level features a sizable living room, dining area, kitchen complete with ample cabinets, full Stainless Steel appliance package and 2PC bathroom. The undeveloped basement offers a blank canvas, ready to be developed to meet your needs with a large window and bathroom rough-in. Windsong Heights School K-8 is at your front door. Within minutes is Red Barn Park and Chinook Wind Park. This established community offers a splash park, pump track, skate park, outdoor rinks, rock climbing park and much more. Close by are all daily amenities, shops, restaurants and Coopers Town Promenade. This move-in ready home is in a well established neighborhood!!

Directions:

Built in 2011

## Essential Information

MLS® # A2191439

Price \$474,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.03
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, 2 Storey
Status	Active

### Community Information

Address	3007 Windsong Boulevard Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0Y3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Dryer, Garage Control(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Back Lane, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 1st, 2025
Days on Market	76
Zoning	R2-T

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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